

**APPENDIX A:
DOWNTOWN ROCKLIN PLAN:
VISION POSTER**



Downtown Rocklin Plan

Imagine...

Downtown Rocklin as an authentic walking village, where tree-lined streets and vibrant storefronts provide comfortable, safe environments for residents and visitors to stroll and enjoy the community's small town charm.

Imagine...

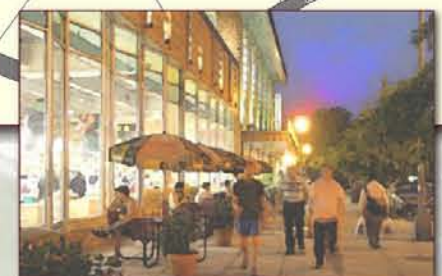
Downtown Rocklin as a family-oriented center of culture, heritage, learning, civic activities, shopping, dining, and living that balances the vitality of business districts with the tranquility of neighborhoods and the serenity of natural areas.

Imagine...

Downtown Rocklin public gathering places where people meet old and new friends at the new Library, over dinner at a sidewalk café, at the public square, at the weekly farmer's market at Roundhouse, or enjoy music at the Big Gun Quarry Amphitheater.

Imagine...

Downtown Rocklin as the renewed heart and soul of the community that embraces the footsteps of the past for its foundation for a vital future for generations to come!



ABOUT THE VISION POSTER:

The Downtown Rocklin Vision Poster provides a look into the future of "what Downtown Rocklin can become". It offers the Rocklin community and others with an illustration of one of many possible scenarios that considers the community's values and compliments the Rocklin General Plan and Downtown Regulating Code (which provides the means to realize the community's vision for Downtown). The Downtown Rocklin Vision Poster offers a visual reminder of the community's shared values, shared benefits, and shared responsibilities pertaining to the past, present, and future of Rocklin's Downtown.



Plan Highlights:

Pacific Street Corridor:
"Main Street" of Downtown
Mixed-Use Development (Housing or Office Over Retail)
Traffic Calming and On-Street Parking
Pedestrian-Friendly, Tree-lined Street
School Steps Plaza
Outdoor Sidewalk Dining
Night Life

Quarry Park:
Rocklin's "Central Park"
Passive Open Space
Quarry Park Amphitheater/Garden
Quarry Park Lake
Opportunity for Hotel and Conference Center and Cultural Center

Heritage Park:
Relocated and Restored St. Mary's Catholic Church
Passive Open Space Park
Historic and Cultural Interpretation

Front Street:
Themed Historic District
Mixed-Use, Residential, and Office Development
Streetscape Improvements

Roundhouse Square:
Retail/Office Building that Emulates the Shape of the Railroad Roundhouse
Public Square with Railroad Artifacts
Historic and Cultural Interpretation

Civic Center:
City Administration Center
Police/Fire Stations
Memorial Park
Relocated Finn Hall
Civic Center Drive Extension

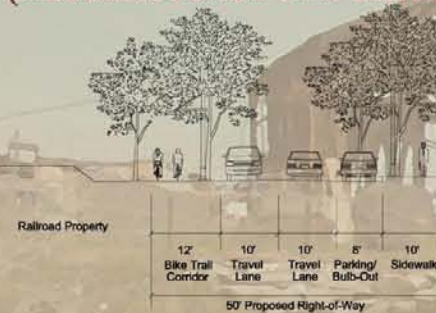
Rocklin Road Corridor:
Streetscape Improvements
Traffic Calming and On-Street Parking
Cottage Commercial, Residential, and Mixed-Use Development



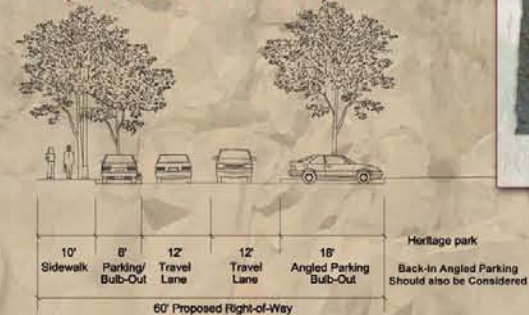


Downtown Rocklin Plan

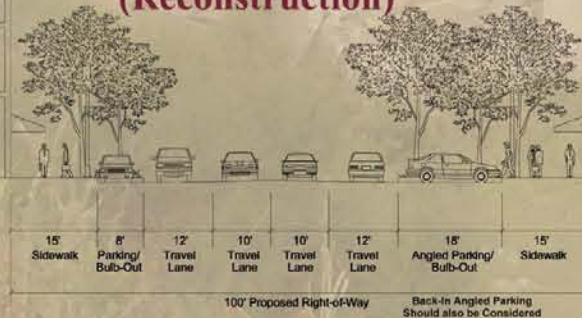
Railroad Avenue (Reconstruction and Extension)



Front Street (Reconstruction)



Pacific Street (Reconstruction)



Note: The angled parking would shift sides on a block-by-block basis to serve as a traffic calming measure.

A VISION FOR ALL

The Downtown Rocklin Vision embodies the community's commitment to individual and collective action to accomplish economic and physical revitalization in Downtown Rocklin. It is about improving the livability of an already desirable city at the base of the Sierra Nevada Foothills in South Placer County. It is about community members daring to dream and their willingness to work together to realize their dreams for the common good. It is about collaboration between public agencies and private organizations, and partnerships between residents, businesses, and community groups. Most importantly, it is about people with diverse interests, backgrounds, resources, and ideas coming together to forge new paths for the good of current and future generations of the Rocklin community.

Streetscape Furniture Palette

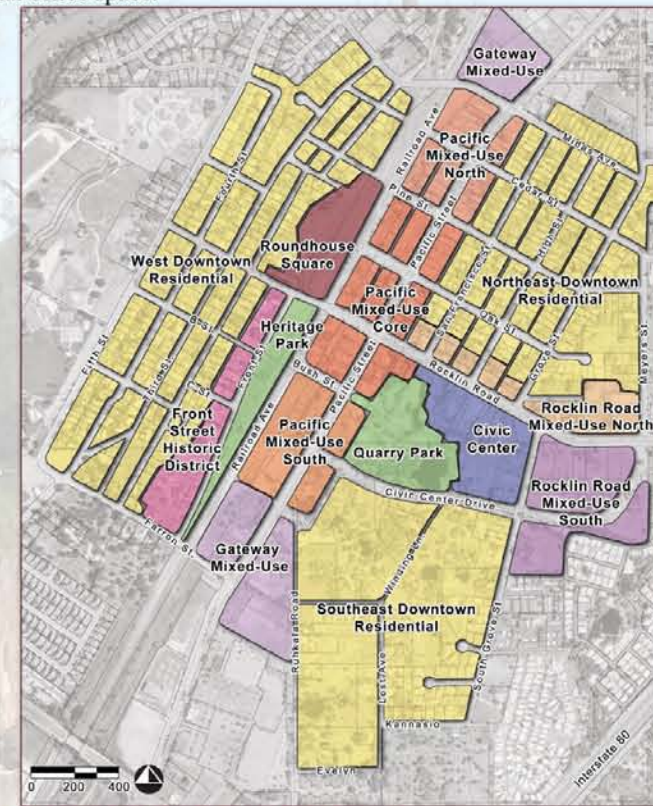


STREET IMPROVEMENTS

Currently, Pacific Street and Rocklin Road are major arterial streets that are designed to carry high volumes of traffic at fast vehicle speeds. To create a pedestrian-friendly "Main Street" experience, these streets will need to be redesigned to calm traffic. Both streets, as well as Front Street and Railroad Avenue, will be redesigned to slow down traffic and to improve the pedestrian experience. On-street parking will be provided to create a buffer between the street and the sidewalk and to slow down traffic. Landscaped bulb-outs and crosswalks will be provided at intersections and mid-blocks to calm traffic and shorten the length of pedestrian crossings. Narrow traffic lanes will also be provided to encourage vehicles to slow down. To further improve the pedestrian experience, sidewalks will be improved with ornamental lights, street trees that provide shade, benches, trash receptacles, concrete pavement bands, and bollards. Granite historic and cultural markers will also be inlayed within the sidewalk to showcase Rocklin's unique heritage and history. In addition to these improvements, Railroad Avenue will be extended to Midas Avenue and Farron Street, and a new street (Civic Center Drive) will be constructed to connect Pacific Street to Rocklin Road. Civic Center Drive will be designed to maintain the semi-rural character of Quarry Park and Southeast Downtown Residential District.

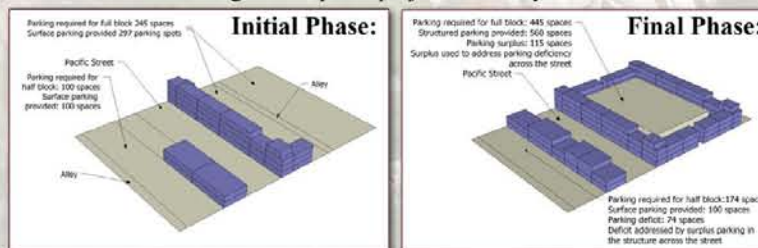
LAND USE DISTRICTS

Downtown Rocklin consists of several districts. Each district is differentiated from one another by a set of unique characteristics. The West, Northeast, and Southeast Residential Districts are primarily single-family neighborhoods that surround the commercial and mixed-use districts along Pacific Street (the "Main Street" of Downtown), Front Street, Railroad Avenue, and Rocklin Road. The Civic Center contains the majority of Rocklin's civic uses, including City Hall, the Police Station, and Finn Hall. Quarry Park and Heritage Park are unique open space amenities that provide passive recreational opportunities for the Downtown and residents of Rocklin. Together, the Districts have the potential to provide over 2,000 new housing units, 600,000 square feet of total retail space, and 840,000 square feet of total office space.

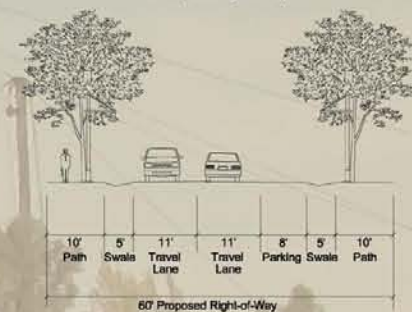
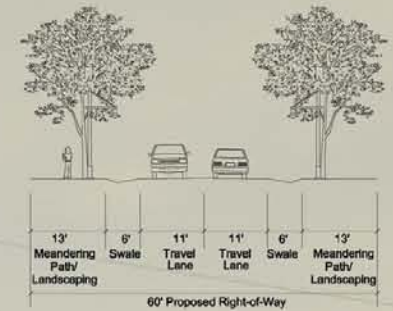


BLOCK PHASING

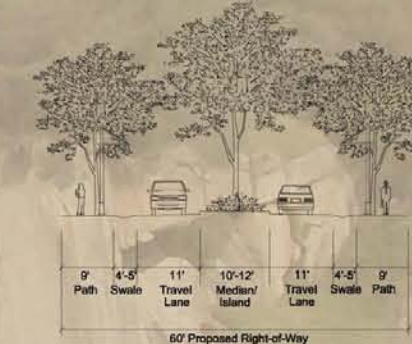
Downtown Rocklin has limited space for parking. For Downtown Rocklin to develop to its full potential, a combination of on-street parking, surface parking lots, and structured parking garages will be required. The parking strategy for Downtown Rocklin is to maximize the amount of convenient on-street parking throughout the Downtown, to construct shared surface parking lots on blocks that are adjacent to the three residential districts, and to construct parking structures on the blocks that are not adjacent to the three residential districts. The construction of parking structures may not be economically feasible during the initial phases of revitalization. Therefore, phasing the development of blocks will be encouraged to improve project feasibility.



Civic Center Drive (New Street)

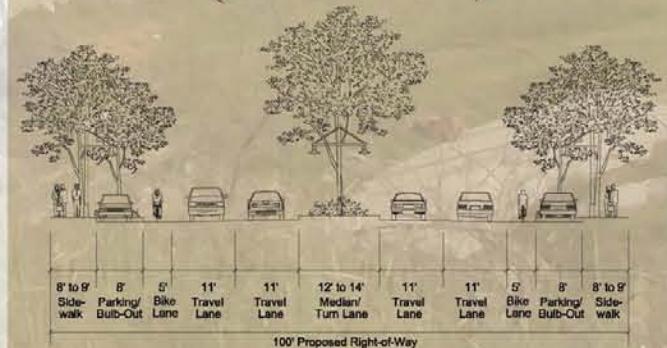


Note: Pockets of parallel parking would be provided along the north side of Civic Center Drive near the Quarry Park. When this occurs, the widths for the path, landscaping, and swale would narrow.



Note: Occasionally, central medians or islands with a planted oak tree will occur to calm traffic and to reinforce the rural character of the road.

Rocklin Road (Reconstruction)



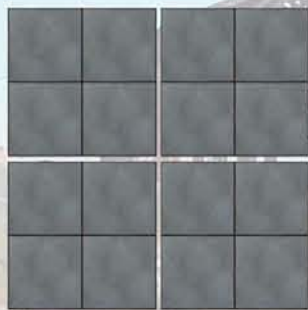
APPENDIX B:

**DOWNTOWN ROCKLIN PLAN:
STREETSCAPE FURNITURE
PALETTE**



Downtown Rocklin Plan

Streetscape Furniture Palette



Concrete Pavers



Granite Bollards

Lighted Granite Style Bollards



Single

Double

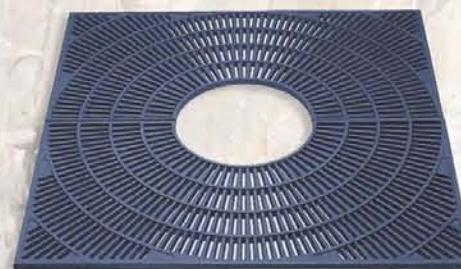
Streetlights



Chinese Hackberry



Scarlet Oak



Tree Grate

Granite inlay in sidewalks as historic markers



Coated Metal Ribbon Style Bench



Existing Granite Cube Seating



Trash Receptacle